

**TITLE GUARANTY DIVISION
COMPOSITE MORTGAGE AFFIDAVIT**

STATE OF _____) Commitment or Certificate No. _____
COUNTY OF _____)§: _____
_____) Loan No. _____

The undersigned, being first duly sworn, hereby state(s) with respect to the land described in the above Commitment or Certificate and the guaranteed mortgage covered thereby:

1. That, to the best of my knowledge, the guaranteed mortgage, note(s), or bonds and interest secured are good, valid, and free from all defenses in law and in equity; and that this Affidavit is made for the purpose of better enabling the legal holder(s) of said securities to sell, pledge or otherwise dispose of the same at any time, so as to insure the purchaser(s) or pledgee(s) against any claim of defense by the maker(s), their heirs, personal representatives or assigns.
2. That, to the best of my knowledge, within the last ninety (90) days, no improvements or repairs have been made on the land or upon any building on said land, nor any work performed or materials furnished for which full payment has not been made; that no contract of any kind has been made or will be made in relation to said land, building or improvements, in consequence of which any lien or claim may be enforced against the land; and that loan proceeds will not be used to pay for any labor or materials in making any improvements or repairs on the premises.
3. That no conditional bill of sale, retain title contract or security interest has been given by the undersigned, or to the knowledge of the undersigned, for or in connection with any materials, fixtures, furnishings, appliances or machinery placed upon or installed in said premises.
4. That the undersigned purchaser(s) or owner(s) is(are) in possession of said premises; that no contract has been entered into for the sale or conveyance of said premises by the undersigned or to the knowledge of the undersigned; and that there is outstanding no unrecorded, deed, mortgage or other conveyance thereof executed by the undersigned or to the knowledge of the undersigned. (NOTE: If there are any exceptions, state them here: _____.)
5. If the premises consists of rental property, in whole or in part, that said premises are subject only to ordinary current leases to tenants now in possession, none of which expires later than one (1) year from date hereof and none of which contains any option to purchase, right of renewal or other unusual provision. (NOTE: If there are any exceptions, state them here: _____.)
6. That the improvements on the subject property are within the boundary lines and set back lines, if any, of said land; that there are no encroachments by improvements on adjoining property onto the land; and that there is no known assertion being made by either the undersigned or the owners of adjoining property against the other as to the location of boundary lines nor any dispute as to occupancy of any portion of subject property.
7. (Fill in this paragraph if a Comprehensive Endorsement is being ordered.)
 - a. There are no covenants, conditions or restrictions which limit the use of said property.
 - b. I am familiar with the covenants, conditions or restrictions recorded in Book _____, Page _____, in the Recorder's Office of _____ County, Iowa, and there are no violations of any of the provisions of said covenants, conditions or restrictions.
8. That the undersigned makes the above statements for the purpose of inducing the Title Guaranty Division of the Iowa Finance Authority to issue its Owner or Lender Title Guaranty Certificate with respect to the land described therein.

SELLER(S) OR OWNER(S):

INDIVIDUALS

PURCHASER(S):

(Typed Name)

(Typed Name)

(Typed Name)

(Typed Name)

CORPORATION

(Corporation)

(Corporation)

By: _____
(Name and Title)

By: _____
(Name and Title)

Attest: _____

Attest: _____

Subscribed and sworn to before me, a Notary Public in and for said County and State, this _____ day of _____, 20____.